

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION 7.24, "DISTRICT NG-NORTHGATE", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY AMENDING SECTIONS 7.24 C., D., 7.24 E 1. d. (2), 7.24 E. 1. g., 7.24 E. 1. i., 7.24 E 1. l., 7.24 E 2. e., 7.24 E 2. g., 7.24 E 2. j., 7.24 E 3. e., AND 7.24 E 3. j., AND BY ADDING A NEW SECTION 7.24 F. AS SET OUT BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

- PART 1: That Chapter 12, "Zoning", Section 7, "District NG-Northgate", of the Code of Ordinances of the City of College Station, Texas, be amended by amending Sections 7.24 C., D., 7.24 E 1. d. (2), 7.24 E. 1. g., 7.24 E. 1. i., 7.24 E 1. l., 7.24 E 2. e., 7.24 E 2. g., 7.24 E 2. j., 7.24 E 3. e., and 7.24 E 3. j., and by adding a new Section F., as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.
- PART 2: That if any provisions of any section of this ordinance shall be held to be void or unconstitutional, such holding shall in no way effect the validity of the remaining provisions or sections of this ordinance, which shall remain in full force and effect.
- PART 3: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this _____ day of _____, 2001.

APPROVED:

LYNN McILHANEY, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:

Harry Cayle
City Attorney

EXHIBIT "A"

That Chapter 12, "Zoning", Section 7.24 C, "REVIEW PROCESS" of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

7.24 DISTRICT NG - NORTHGATE

C. **REVIEW PROCESS:** The following review process is hereby established for this zoning district:

1. All proposals involving site development or redevelopment in the Northgate District shall require a review by a ~~review subcommittee of the Northgate Revitalization Board (NRB). The NRB review subcommittee shall consist of four members that are designated by the NRB Chairperson, in conjunction with the Project Review Committee (PRC), as established under Section 10 of this Zoning Ordinance.~~
2. Applicants shall file an application accompanied by a site and landscape plan to the City Planner no less than ten (10) days prior to the NRB/PRC meeting at which the proposal is to be reviewed. Application forms may be obtained from the Office of the City Planner.
3. After a completed application has been submitted that meets all application requirements, the Planning Office shall notify the applicant of the time, date, and place of the NRB/PRC meeting. Minutes shall be kept for all NRB/PRC meetings. The NRB/PRC shall file a copy of the meeting minutes together with a copy of the final plan approved by the NRB/PRC, certified by the City Planner for compliance with the NRB/PRC requirements with the City Planner. Guidelines on preparation of a site plan are set out in Section 10.1-C and shall be reference to prepare site plans for submission. All site development and redevelopment must be conducted subsequent to and in compliance with the approved site plan and/or landscape plan.

APPEAL: Appeals from decisions of the NRB/PRC shall be to the Planning and Zoning Commission. All appeals must be submitted in writing and within 10 days of the NRB/PRC decision to the office of the City Planner. The City Planning office shall schedule a hearing of the appeal before the Commission within 30 days from receipt of the letter of appeal.

That Chapter 12, "Zoning", Section 7.24 D, "SPECIAL RESTRICTIONS" of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- D. **SPECIAL RESTRICTIONS:** Parking and traffic studies conducted for the Northgate Redevelopment Plan reveal that there is a significant deficiency in the numbers of available parking spaces and that existing parking and traffic facilities are sub-standard. Because each particular use has relatively different parking and traffic impacts, when reviewing a project the NRB/PRC may require additional parking and traffic impact studies, a review of existing occupancy, and other reasonable appropriate data to determine the impact of the project. Additional parking or landscaping may be required where studies reveal that it is necessary to relieve or mitigate this impact.

That Chapter 12, "Zoning", Section 7.24 E 1.d.(2), of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- (2) Proposals involving solely rehabilitation or facade work shall require approval by the ~~review subcommittee of the Northgate Revitalization Board (NRB)PRC~~, as established in Section 7.24C.1 herein above. Such proposals must be in compliance with Section 7.24E.1.e. herein below regarding the treatment of historic structures.

APPEAL: Appeals from decisions of the ~~NRBPRC~~ shall be to the Planning and Zoning Commission. The appeal procedures are the same as those established in 7.24C herein above.

That Chapter 12, "Zoning", Section 7.24 E 1. g., of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- g. **PARKING REQUIREMENTS:** Off-street parking shall be as required by the ~~NRB/PRC~~ in accordance to parking and traffic impact study data.

That Chapter 12, "Zoning", Section 7.24 E 1. i., of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- i. **LANDSCAPE REQUIREMENTS:**
A landscape plan shall be required for all proposals involving site development or redevelopment, and shall be reviewed by the ~~NRB/PRC~~ in accordance with the following standards:

That Chapter 12, "Zoning", Section 7.24 E 1. 1., of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

1. **DUMPSTERS:** Dumpsters shall be kept in the rear of the building and shall be screened with devices made of masonry or wood with surrounding landscaping. Where feasible, consolidation of dumpsters may be required by the ~~NRB/PRC~~.

That Chapter 12, "Zoning", Section 7.24 E 2. e., of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- e. **PARKING REQUIREMENTS:** Off-street parking shall be required by the ~~NRB/PRC~~ in accordance to parking and traffic impact study data. The offstreet parking required by the ~~NRB/PRC~~ shall not exceed the minimum parking requirements set forth in the Parking Requirements contained in Section 9 of this Zoning Ordinance.

That Chapter 12, "Zoning", Section 7.24 E 2. g., of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- g. **LANDSCAPE REQUIREMENTS:** A landscape plan shall be required for all proposals involving site development or redevelopment, and shall be reviewed by the ~~NRB/PRC~~ in accordance with the following standards:

That Chapter 12, "Zoning", Section 7.24 E 2. j., of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- j. **DUMPSTERS:** Dumpsters shall be kept in the rear of the building and shall be screened with devices made of masonry or wood with surrounding landscaping. Where feasible, consolidation of dumpsters may be required by the NRB/PRC.

That Chapter 12, "Zoning", Section 7.24 E 3. e., of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- e. **PARKING REQUIREMENTS:** Off-street parking shall be required by the NRB/PRC in accordance to parking and traffic impact study data.

That Chapter 12, "Zoning", Section 7.24 E 3. j., of the Code of Ordinances of the City of College Station, Texas, is hereby amended, as set out hereafter to read as follows:

- j. **DUMPSTERS:** Dumpsters shall be kept in the rear of the building and shall be screened with devices made of masonry or wood with surrounding landscaping. Where feasible, consolidation of dumpsters may be required by the NRB/PRC.

That Chapter 12, "Zoning", Section 7.24, of the Code of Ordinances of the City of College Station, Texas, is hereby amended, by adding a Section F., as set out hereafter to read as follows:

F. The buffering requirements as laid out in Section 8.10 do not apply to the NG District.